



Tan Y Ffordd Old Mill Road
Dwygyfylchi Conwy LL34 6TN



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£425,000

An immaculately presented 3 bedroom detached dormer style home occupying a spacious plot enjoying views from all principal rooms.

VIEWING HIGHLY RECOMMENDED

Tenure - Freehold EPC - TBC Council Tax Band - D

The property offers light and airy well appointed accommodation comprising Sun Lounge, Living room, Modern Fitted dining kitchen, ground floor Bedroom and down stairs bathroom. To the first floor there are 2 further bedrooms, one with modern en-suite Shower Room. The property benefits from Gas Central heating and uPVC double glazing, To the outside there is a large double garage and Under House storage rooms. Set on a generous plot the gardens are laid to patio seating and BBQ areas with ample parking. To the front the garden is laid to lawn with mature shrubs and trees.



Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass, on the edge of the Snowdonia National Park. Close to the village of Penmaenmawr with its local shops, amenities and local Junior School. Within a mile of the A55 expressway and 3 miles of the walled medieval town of Conwy.

Accommodation Affords
(approximate measurements only)

Decorative Panelled Front Door Leading To:

Sun Lounge: 18'10" x 9'3" (5.76 x 2.84)

UPVC double glazed windows enjoying views towards Dwygyfylchi mountains and Penmaenmawr golf club, radiator.

Reception Hall: 8'0" x 12'6" (2.46 x 3.82)

Part glazed door, staircase to first floor, understairs storage cupboard, telephone point, coved ceiling, radiator.

Lounge: 18'0" x 10'10" (5.49 x 3.32)

UPVC double glazed window with views towards the Sychnant Pass, radiator, coved ceiling, door leading to:

Dining Kitchen: 30'10" x 13'2" narrowing to 8'1" (9.42 x 4.02 narrowing to 2.47)

Fitted with a modern range of base, wall and drawer units with complimentary work surfaces over incorporating a breakfast bar area, inset sink unit, integrated dishwasher, space for washing machine, space for tumble dryer; eye level double oven, integrated microwave with warming drawer below, 4 ring Induction hob with extractor hood over, space for "American" style fridge freezer, tile flooring, inset spotlighting, radiator, part tiled walls, UPVC double glazed windows with views, Velux window to ceiling in dining area, Upvc double glazed rear door.

Ground Floor Bedroom 1 12'2" x 11'2" (3.71 x 3.41)

UPVC double glazed window overlooking front garden with views over Penmaenmawr golf course and Dwygyfylchi mountains, Radiator, coved ceiling,



Ground Floor Bathroom 5'2" x 5'5" (1.59 x 1.67)

Fitted with a panel bath, low flush w.c., wash hand basin, walk in shower cubicle with glazed screen, wall mounted heated towel rail, inset spotlighting, UPVC double glazed window.

First Floor: 7'11" x 11'5" (2.43 x 3.5)

First floor landing currently used as a study area, UPVC double glazed window with views to Penmaenmawr golf course and Dwygyfylchi mountains.

Bedroom 2: 15'11" x 11'3" (4.87 x 3.44)

Range of fitted wardrobes; dressing table and window seating area with storage, UPVC double glazed windows; eaves storage area, door leading to Ensuite shower room.

En-Suite Shower Room 8'0" x 5'6" (2.46 x 1.68)

Large shower enclosure with glazed panel and Mira shower fitment, low flush w.c.; wash hand basin; fully tiled walls, tile flooring, heated towel rail, Upvc double glazed window.

Bedroom 3 10'11" x 10'1" (3.33 x 3.08)

UPVC double glazed window with views towards the Sychnant Pass, ample eaves storage area.

Outside

The property stands within generous, well-established grounds enjoying views to the surrounding area. To the rear there are extensive grounds bordered by mature trees, shrubs and hedging, large double garage, ample parking and additional under house storage rooms. The front garden is laid to lawn with mature shrubs and flower borders.

Garage: 23'3" x 20'1" (7.10m x 6.13)

Electric up and over door; side UPVC door; light and electricity.

Council Tax Band:

Conwy County Borough Council tax band D



Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Services:

Mains water; electricity; gas and drainage are connected to the property.

Proof of Identity:

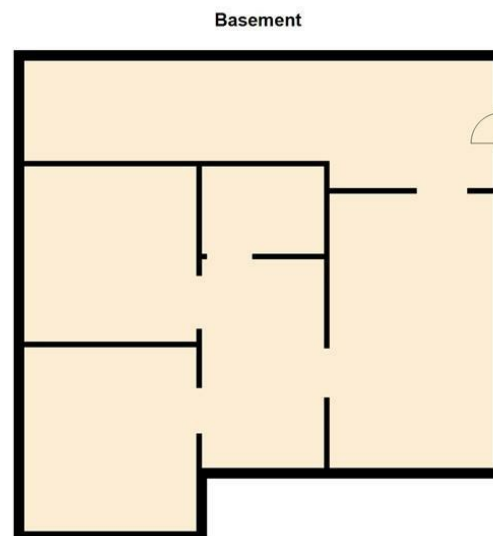
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Directions:

Continue along the A55 Expressway from Conwy, go through the tunnel and take the first left into Dwygyfylchi, follow the road over the cattle grid, pass the new housing estate and follow around by the Church. Take the first left at the triangle up Old Mill Road and the property will be viewed a short distance on the left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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